

Elk Lick Recreational & Investment Farm
1152 Elk Lick Branch Rd
Vanceburg, KY 41179

\$585,000
263.140± Acres
Lewis County



Elk Lick Recreational & Investment Farm
Vanceburg, KY / Lewis County

SUMMARY

Address

1152 Elk Lick Branch Rd

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.481732 / -83.431918

Acreage

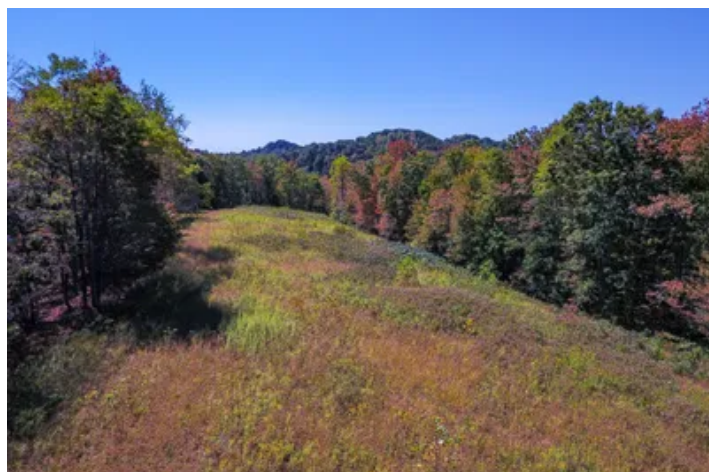
263.140

Price

\$585,000

Property Website

<https://arrowheadlandcompany.com/property/elk-lick-recreational-investment-farm-lewis-kentucky/89533/>



Elk Lick Recreational & Investment Farm Vanceburg, KY / Lewis County

PROPERTY DESCRIPTION

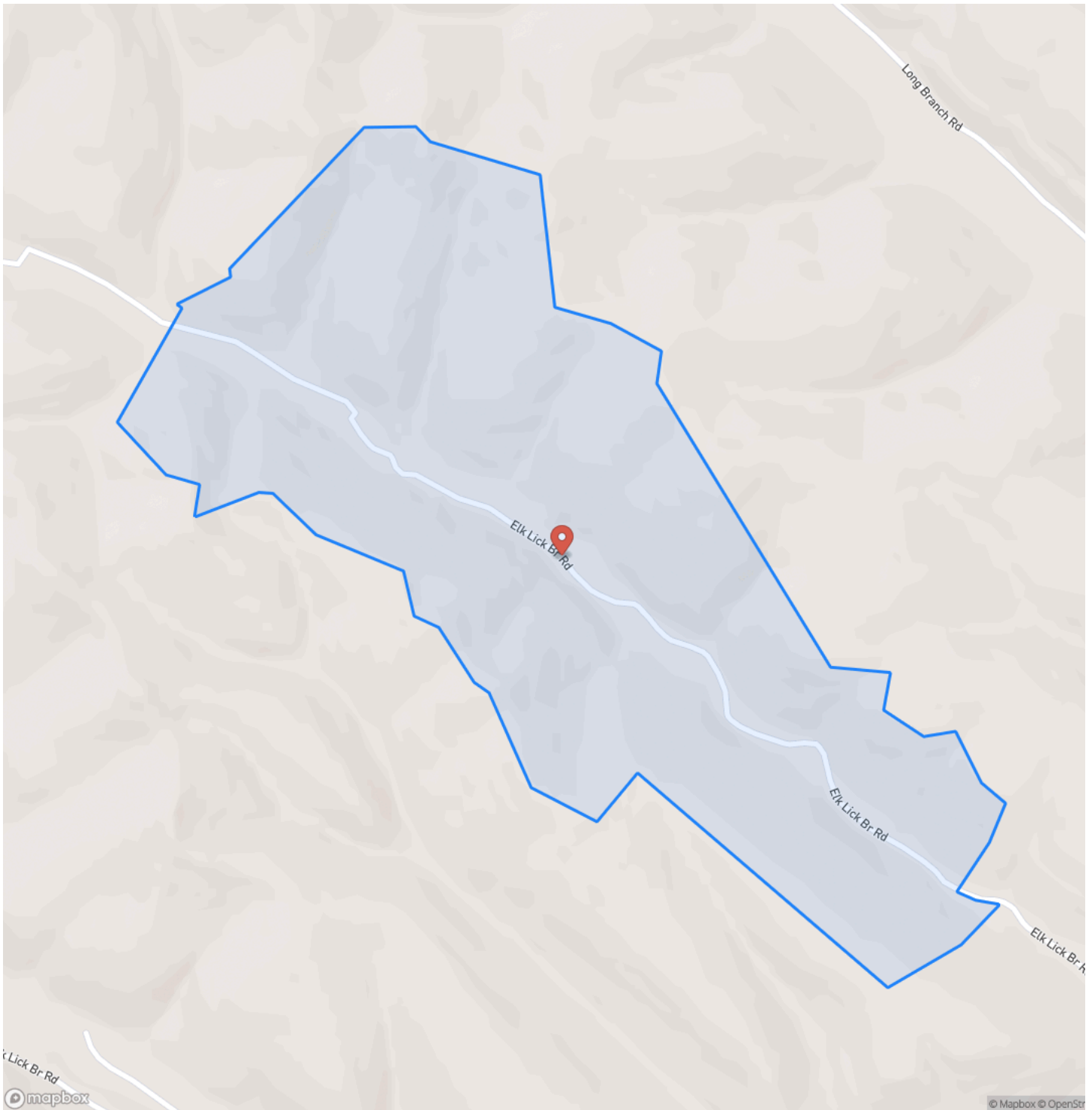
Introducing an exceptional investment and recreational opportunity with this 263.14 +/- acre property, predominantly timbered and featuring an estimated \$396,000 +/- in marketable sawtimber and \$85,000 +/- in pulpwood (mill-delivered values, excluding harvest costs). The land offers prime whitetail deer and turkey hunting, enhanced by a meandering stream and diverse terrain that includes ridge tops, creek bottoms, and open fields. Multiple potential building sites are scattered throughout the property, making it ideal for a future home or hunting retreat. Creek bottom fields are perfect for food plots, hay production, or livestock. A scenic ridge-top field, complete with a nearby pond, would make an outstanding wildlife food plot. Improvements include a rustic cabin, a metal building with concrete floors, and multiple tobacco barns and equipment sheds for storage. Electric service is already on site, and water is supplied via a well. Whether you're seeking top-notch hunting, a peaceful getaway, or a solid timberland investment, this property delivers on all fronts! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Isaac Singer at [\(606\) 748-6458](tel:6067486458).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

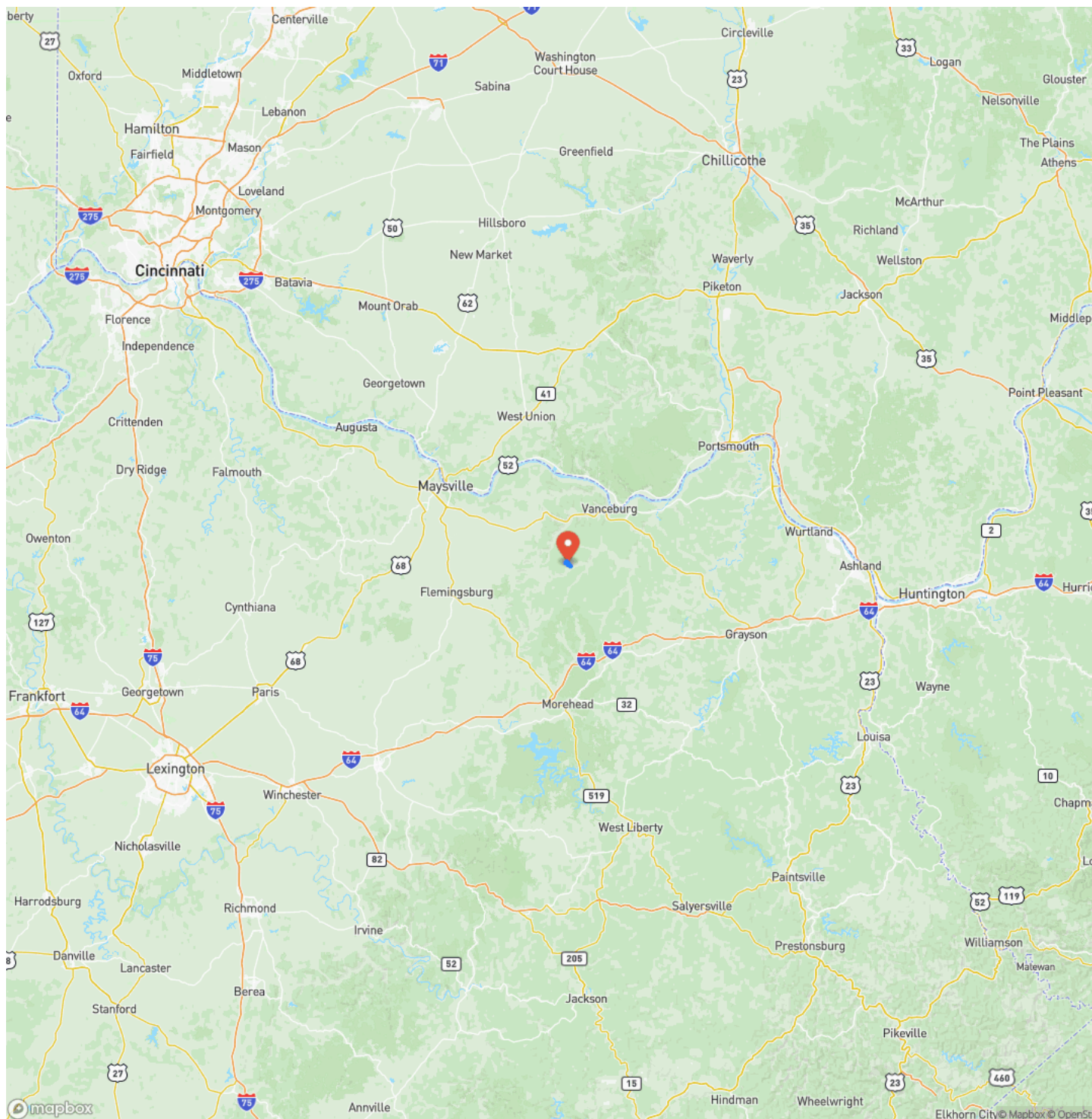
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Vanceburg, KY / Lewis County



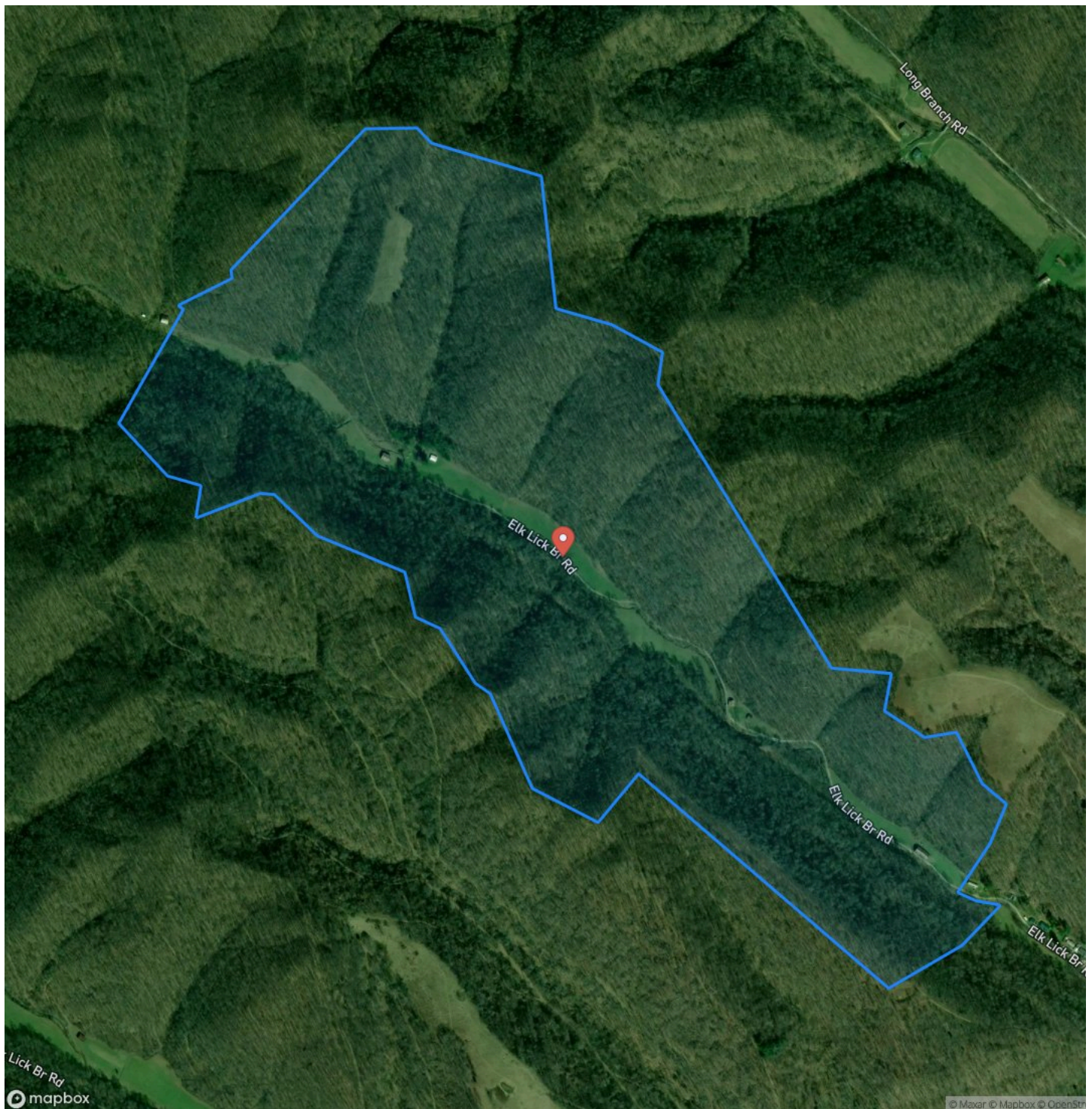
Locator Map



Locator Map



Satellite Map



Elk Lick Recreational & Investment Farm Vanceburg, KY / Lewis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Isaac Singer

Mobile

(606) 748-6458

Email

isaac.singer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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